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I Have Inspected the Inbox record as available in the office of Sub-Registrar, Ponda, Taluka Ponda of South Goa district of State of Goa Relating to property more particularly described in schedule written hereunder.

It is stated that the above said property is Co-Owned by M/S. RITESH DEVELOPERS PVT. Ltd in terms of Deed of Sale dated 06/04/2018 and registered before Sub Registrar Ponda and bearing Registration No. PON-BK1-00924-2018 of Book-1 Document dated 30/5/2018.

That in terms of Agreement for Development and Sale dated 06/04/2018 and Registered before Sub Registrar Ponda and bearing Registration No. PON-BK1-00923-2018 of Book-1 Document dated 30/5/2018, M/S. RITESH DEVELOPERS PVT. Ltd as Developer have entered into agreement to develop the said plot, wherein the developer shall develop and construct on the said plot and shall allot constructed premises as described in the said Development Agreement to the owners as consideration and shall retain the balance area of the constructed area as his development cost as agreed in the said Agreement dated 06/04/2018.

After making necessary search on the basis of the documents furnished and on certain inspection, I reached the following conclusion that the above said property till dated is Co-Owned by M/S. RITESH DEVELOPERS PVT. Ltd in terms of Deed of Sale dated 6/4/2018 and have also agreed to develop

the said Plot in terms of Agreement for Development and Sale dated 6/4/2018 which has empowered all the development rights.

It is submitted that M/S. RITESH DEVELOPERS PVT. Ltd and other Co-Owners have not sold, gifted or transferred the same and hence in record that above said property stand in the name M/S. RITESH DEVELOPERS PVT. Ltd and other Co-Owners and hence the said property is free from all sorts of encumbrances such as sale, gift, mortgage etc. And in record M/S. RITESH DEVELOPERS PVT. Ltd and other Co-Owners have a clean clear and better marketable title of the above said property with all rights.

SCHUDULE-I

ALL THE agriculture property admeasuring about 20100 sq.mts. known as "Perigol" or "Malgui", which is constituted of two combined pieces of land or plots known as "plot A" and plot B" of the Western and Eastern side respectively, of a larger original property of the same designations, situated at Queula Village, Ward Galaxiem, Panchayat limits of Queula, Taluka and Sub-District of Ponda, District of South Goa state of Goa described in the Land Registration office of Ilhas Comarca (conservatoria do RegistoPredial), at Panaji, as a whole, under No. 2612 of book B-seven new and under Matriz no. 306 and which property, as mentioned above, is constituted of two combined pieces or plots A and B, as such, forming now one distinct property, it is bounded on the East by water nalah partly and partly by road at Northern side corner, on the west by water nalah partly and partly by the property of shri Shantdurga Devasthan of Queula, on the South by water nalah, beyond which nalah, beyond which there are the property of Rogunata V.S Zuarcar and others and Venctexa Boto Dovolcar and on the North partly by existing old road Bandora-Queula and partly by the property of C. Khawante.

The said property surveyed in the New Survey Records under No. 84.

SCHEDULE-II

ALL THAT PLOT being Plot No.3 admeasuring 5600 sq. mts which Plot No. 3 forms part of the larger property described in schedule-I written herein above and lies on the Southern side of the said property which is situated at ward Galaxirem, Queula village, Panchayat limits of Queula, Taluka and Sub-District of Ponda, Goa District and which property represents two thirds of the property bearing Land registry No.2612 Book B-7 new Matríz no.306 and surveyed under new survey No. 84/4-C of village Queula, Taluka and is bounded on the North: by eight meters wide road, on the South and East by the said water nalah beyond which there is a property of Zunvarcar and others, and on the West by the Plot No.1 of the said property.

Date: 21/04/2020




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Having been engaged by **M/S RITESH DEVELOPERS Pvt Ltd**, through its Managing Director Mr Rajesh Shivdas Shet Verenkar R/o Silvanagar, Ponda Goa hereinafter called as Developer/Promoter for preparing the Title Verification and search report for the property described hereinafter I, Satish S. S. Pilgaonkar, Advocate, having office at Ponda, Goa, do hereby submit my report as under:

1. That **M/S RITESH DEVELOPERS Pvt Ltd** are Co-Owners and also Developers/Promoters of the said property described hereunder of the project constructed on the said property.
2. That the owners/developer has acquired the title by virtue of following documents:
 - a) Land Registration Certificate (Inscription and Description of the property)
 - b) Deed of Gift dated 30/03/1983,
 - c) Deed of Gift dated 5/4/1983,
 - d) Deed of Sale dated 14/11/1986,
 - e) Deed of Succession dated 12/8/2016,
 - f) Records and Proceedings in Inventory Proceedings No. 41/2016/C,
 - g) Deed of Declaration dated 4/8/2017,
 - h) Deed of Sale dated 6/4/2018,

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- i) Agreement for Development and Sale dated 6/4/2018,
 - j) Power of Attorney dated 28/05/2018
 - k) N.A. Sanad dated 29/05/2019,
 - l) Form I&XIV of survey No. 84/4-C of village Queula, Taluka Ponda
 - m) Technical Clearance from Town and Country Planning Department dated 12/03/2019
 - n) Construction License issued by Village Panchayat of Queula dated 30/08/2019

3. The title history of the property is as under

That Miss Maria Bernardete Gracias was the Lawful Owner, in full possession, of an agricultural property, admeasuring about 20100 sq.mts. (Twenty Thousand And One Hundred Square Meters,) known as "Perighol", or "Malgui", which property represents a combined portion of land of a larger original property of the same designation. Situated at Queula, Ponda Taluka, being identified, in detail, the said property, in the First Schedule hereto annexed and hereinafter called as "THE AFORESAID PROPERTY".

That the aforesaid property with an area of 20100 sq. mts. is constituted by two combined pieces or plots of the said larger property, being one piece or plot which is known as plot A belongs to Miss Maria Bernardete Gracias by virtue of Gift Deed dated 30-03-83 presented for registration, in the Office of the Sub-registration. Ponda, on 30-03-1983, under serial No. 147/83 and the other piece or plot which is known as plot B which belongs to Miss Maria Bernardete Gracias by virtue of another Gift Deed dated 5-4-83, presented for registration in the said Sub-registration office, Ponda, under serial No. 153/83 on 6-4-1983.

That in the aforesaid two Deeds of Gift has been mentioned that the said plot A has an area of 10650 sq. meters and the said plot B has an area of 10700 sq. mts so the said property constituted by these two plots, identified in the First Schedule below, as per the said two Gift Deeds, admeasuring 21350 sq. meters, but after carefully verification, it is found that the said property has an total area of 20100 sq. meters (twenty thousand and one hundred square meters) as mention above.

That in terms of Deed of Sale dated 14/11/1986 and registered before Sub Registrar Ponda and bearing Registration No. 07 at pages 197 to 224 of Book-I volume No. 05 dated 3/1/1989, said Miss Maria Bernardete Gracias sold and conveyed one of the plot being Plot No. 3 admeasuring 5600 sq.mts. to Mr Umesh Gopinath Verlekar, Mr Rockey Rusario Lobo, Mrs Vilasini Dinesh Gaonkar, Mr Vyankatesh Narayan Kulkarni, Mr Jaikrishna Atchut Bodke, Mr Gopalkrishna Pandurang Desai, Mr Sanvalo Pandhari Vernekar, Mr Shrikant Vinayak Kamat, Mr Satish Krishna Audi, Mr Laxmikant Gokuldas Verekar, Mr Krishna Shridhar Samant, Mr. Yeshwant Hari Tari, Mr Umersha Quereshi and Mr Shaik Abdul Karim, which plot is hereinafter referred to as "**SAID PLOT**" and which plot is more particularly described in schedule-II written hereunder .

That accordingly Mr Umesh Gopinath Verlekar, Mr Rockey Rusario Lobo, Mrs Vilasini Dinesh Gaonkar, Mr Vyankatesh Narayan Kulkarni, Mr Jaikrishna Atchut Bodke, Mr Gopalkrishna Pandurang Desai, Mr Sanvalo Pandhari Vernekar, Mr Shrikant Vinayak Kamat, Mr Satish Krishna Audi, Mr Laxmikant Gokuldas Verekar, Mr Krishna Shridhar Samant, Mr. Yeshwant Hari Tari, Mr Umersha Quereshi and Mr Shaik Abdul Karim, alongwith their spouses became joint owners of the said plot No.3

admeasuring 5600 sq.mts. with 1/14 undivided right/share in the said plot to the extent of 400 sq. mts. each.

That Shri Umesh Gopinath Verlekar expired on 12/05/2014 and in terms of Deed of Succession and Qualification of heirs dated 12/8/2016 drawn at pages 15 to 17 of Notarial Book of Deed No. 416, Confirming party at serial No 12 to 15 were qualified as legal heirs of Late Umesh Gopinath Verlekar.

That Mr Umersha Qureshi expired on 14/9/2015 upon which his wife/widow Smt Sabiha Umarsha Qureshi initiated Inventory proceedings before the Civil Judge Junior Division at Ponda being Inventory Proceedings No. 41/2016/C and in terms of Order dated 28/4/2017, Smt Sabiha Umarsha Qureshi was allotted $\frac{1}{2}$ of 1/14th undivided right in the said plot and 1/6th share of 1/14th undivided right in the said plot each was allotted to his children Miss Hinakausar Quershi, Shri Zahir Qureshi and Shri Junaid Qureshi, who are Vendor No. 2 herein.

That wife of Mr Gopalkrishna Pandurang Dessai expired leaving behind him as Moiety holder and Mr Pandurang Gopalkrishna Desai, Mrs Sneha Pandurang Desai, Mr Swapnil Gopalkrishna Desai and Mrs Medha Swapnil Desai as her universal legal heirs.

That wife of Mr Sanvalo Pandhari Vernekar expired leaving behind him as Moiety holder and Mr Bhavesh Sanvalo Vernekar, Mr Paresh Sanvalo Vernekar and Mrs Karishma Paresh Vernekar as her universal legal heirs.

That Mr Rockey Rosario Lobo is also known as Gabriel Lobo, however in the Deed of Sale dated 14/11/1986 only Rockey Rosario Lobo was



recorded and as such in terms of Deed of Declaration dated 4/8/2017 and registered before Sub Registrar Ponda and bearing serial No. 1560/17 dated 7/8/2017, said Rockey Rosario Lobo has declared that he is also known as Gabriel Lobo.

That in terms of Deed of Sale dated 06/04/2018 and registered before Sub Registrar Ponda and bearing Registration No. PON-BK1-00924-2018 of Book-1 Document dated 30/5/2018, Mr Rockey Rusario Lobo alias Gabriel Lobo and his wife Mrs Milagrina Gabriel Lobo, Mrs Sabiha Umarsha Qureshi, Miss Heena Kausar Umarsha Qureshi, Mr Zahin Ahamed Umarsha Quershi, Mr Junaid Umarsha Quershi, Mr Shaikh Abdul Karim, Mrs Mehrunnisa Shaikh, Mr Jaikrishna Atchut Bodke and Mrs Prafulla Jaikrishna Bodke being Co-Owners of undivided right/share in the said plot to the extent totally admeasuring 1600 sq.mts. sold and conveyed to M/S. RITESH DEVELOPERS PVT. LTD., a company incorporated under The Indian Companies Act 1956 having office at Ponda, Goa through its Managing Director Mr Rajesh Shivdas Shet Verenkar.

That in terms of Agreement for Development and Sale dated 06/04/2018 and Registered before Sub Registrar Ponda and bearing Registration No. PON-BK1-00923-2018 of Book-1 Document dated 30/5/2018 reaming Co-Owners of the said Plot as owners and M/S. RITESH DEVELOPERS PVT. LTD as Developer have entered into agreement to develop the said plot, wherein the developer shall develop and construct on the said plot and shall allot constructed premises as described in the said Development Agreement to the owners as consideration and shall retain the balance area of the constructed area as his development cost as agreed in the said Agreement dated 06/04/2018.



4. I have taken the search of records of Registrar's office from Inspection Book for last more than 30 years.
5. On the basis of searches made by me and the documents placed before me, I certify that the property referred in the Schedule is Co-Owned by M/S. RITESH DEVELOPERS PVT. Ltd in terms of Deed of Sale dated 6/4/2018 and have also agreed to develop the said Plot in terms of Agreement for Development and Sale dated 6/4/2018.
6. By virtue of the said Deed of Sale and Agreement for Development and Sale dated 6/4/2018 said property is exclusively Co-Owned and possessed by M/S. RITESH DEVELOPERS PVT. Ltd and is authorised to develop the same.
7. That all the relevant documents of title placed before me are originals and I have verified and tallied these documents from the records of Registrar of documents or from the records of appropriate authorities.
8. I am satisfied that the property is heritable and transferable and the purchasers have right to transfer. All necessary parties have been joined in the documents and documents have been desired effect. Facts and events material to title have been satisfactorily proved.
9. I have confirmed from Government and public Land Acquisition Authorities that the property described in Schedule is not subject to any acquisition or requisition from these authorities.

10. I certify that all agreements, documents and all other relevant papers are duly stamped wherever stamp duty is payable in these documents in accordance with the provisions of the Indian Stamp Act 1899.

11. In result I have to state that I have made necessary searches of the concerned sub registrar office. I further state that said property is Co-Owned by M/S. RITESH DEVELOPERS PVT. Ltd in terms of Deed of Sale dated 6/4/2018 and have also agreed to develop the said Plot in terms of Agreement for Development and Sale dated 6/4/2018 which has empowered all the development rights.

SCHUDULE-I

ALL THE agriculture property admeasuring about 20100 sq.mts. known as "Perigol" or "Malgui", which is constituted of two combined pieces of land or plots known as "plot A" and plot B" of the Western and Eastern side respectively, of a larger original property of the same designations, situated at Queula Village, Ward Galaxiem, Panchayat limits of Queula, Taluka and Sub-District of Ponda, District of South Goa state of Goa described in the Land Registration office of Ilhas Comarca (conservatoria do RegistoPredial), at Panaji, as a whole, under No. 2612 of book B-seven new and under Matriz no. 306 and which property, as mentioned above, is constituted of two combined pieces or plots A and B, as such, forming now one distinct property, it is bounded on the East by water nalah partly and partly by road at Northern side corner, on the west by water nalah partly and partly by the property of shri Shantdurga Devasthan of Queula, on the South by water nalah, beyond which nalah, beyond which there are the property of Rogunata V.S Zuarcar and others and Venctexa

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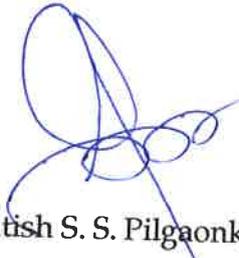
The said property surveyed in the New Survey Records under No. 84.

SCHEDULE-II

ALL THAT PLOT being Plot No.3 admeasuring 5600 sq. mts which Plot No. 3 forms part of the larger property described in schedule-I written herein above and lies on the Southern side of the said property which is situated at ward Galaxirem, Queula village, Panchayat limits of Queula, Taluka and Sub-District of Ponda, Goa District and which property represents two thirds of the property bearing Land registry No.2612 Book B-7 new Matriz no.306 and surveyed under new survey No. 84/4-C of village Queula, Taluka and is bounded on the North: by eight meters wide road, on the South and East by the said water nalah beyond which there is a property of Zunvarcar and others, and on the West by the Plot No.1 of the said property.

Date: 21/04/2020




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Advocate.